

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
BLUESTEM HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF WALLER §

The undersigned, being the Managing Agent for Bluestem Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Bluestem.
2. Name of Association: The name of the Association is Bluestem Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for Bluestem" recorded in the Official Public Records of Real Property of Waller County, Texas under Clerk's File No. 2302127 (which said Exhibit "A" is incorporated herein by reference).
 - b. Bluestem, Section One (1), a subdivision in Waller County, Texas according to the map or plat thereof recorded under File No. 2400476 in the Official Public Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Bluestem, Section Two (2), a subdivision in Waller County, Texas according to the map or plat thereof recorded under File No. 2313741 in the Official Public Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Bluestem, Section Three (3), a subdivision in Waller County, Texas according to the map or plat thereof recorded under File No. 2309483 in the Official Public Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Bluestem.

b. Recording Information:

- (1) Waller County Clerk's File No. 2302127.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Bluestem Homeowners Association, Inc. c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Melissa Hargrove, Managing Agent c/o Inframark. Address: 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449. Phone No.: 281.870.0585. Email Address: communitymanagement@inframark.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://home.inframark.com/?c=272>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Updated Resale Certificate Fee	\$ 75.00
Transfer Fee	\$ 275.00
Refinance Fee	\$ 100.00
Rush Fee	\$185.00 1 day; \$150.00 3 days; \$125.00 5 days
Capitalization [Declaration Article III, Section 6]	Upon acquisition of title to a Lot by the first owner (who is not a Homebuilder), and upon each resale of a Lot with a residence by an Owner including a Homebuilder, a contribution shall be made by or on behalf of the purchaser to the Association in an amount equal to 100% of the annual assessment on such

	Lot for the year. The Capitalization amount for 2025 is \$700.00. For future years, the Capitalization contribution must be verified by the Association.
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Executed on this 15th day of May, 2025.

**BLUESTEM HOMEOWNERS
ASSOCIATION, INC.**

By: Inframark, Managing Agent

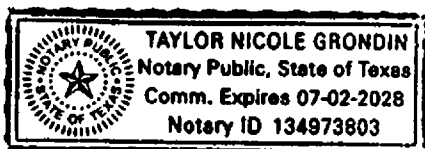
Melissa Hargrove, Agent

Melissa Hargrove, Managing Agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 15th day of May, 2025 personally appeared Melissa Hargrove, Managing Agent for Inframark, Managing Agent for Bluestem Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Taylor Nicole Grondin
Notary Public in and for the State of Texas

FILED AND RECORDED

Instrument Number: 2505520

Filing and Recording Date: 05/15/2025 08:45:16 AM Pages: 4 Recording Fee: \$23.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

CSC, Deputy

Returned To:
ROBERTS MARKEL WEINBERG BUTLER HAILEY
2800 POST OAK BLVD FL 57
HOUSTON, TX 77056